

**VEREEN MARIJANE DZURILLA**  
86040 LEE PLANTATION DR  
YULEE, FL 32097

**10-2N-26-2010-0454-0000**

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall03

HARDIE BRD 100

Roof Structur03

GABLE/HIP 100

Roof Cover03

COMP SHNGL 100

Interior Wall05

DRYWALL 100

Interior Floo11

CLAY TILE 50

Interior Floo14

CARPET 50

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms2 100  
Bathrooms2 100  
Frame02

WOOD FRAME 100

Stories Units1.

1. 100  
0 100

Quality03

Quality Level 03

DOR CODE0100

SINGLE FAMILY

MAP NUM

MKT AREA

05

NEIGHBORHOOD/LOC

5020.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,548

100

2024

1,548

189,351

FGR

400

55

2024

220

26,910

FOP

20

30

2024

6

734

FSP

120

40

2024

48

5,871

TOTALS

2,088

1,822

222,867

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

LAND DESCRIPTION

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

04/30/2024

BY TW

Total Acres:

0.00

Total Land Value:

67,000

Market:

0

Agricultural:

0

Common:

67,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEECONFNCTNORM% CONDDORCODE

0100011,822116.5000122.32222,86720242024000.00100.00

1 SINGLE FAM 0% - 2025Heated Area: 1548HX Base Yr

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

222,867067,000289,8670289,8670289,867289,867289,8670278,303

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2692/6531/29/2024SW Q Q I 02365,500

GRANTOR: LENNAR HOMES LLC

GRANTEE: VAREEN MARIJANE DZU

2648/12076/16/2023SW Q Q V 052,368,000

GRANTOR: THREE RIVERS DEVELOPE

GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,0] W13 W12 W15 S50 E12 N4 E3 N4 E5 N12 E20 N30 \$  
FGR=[YR=2024;ORIG=70,50] N20 W20 S12 S4 S4 E20 \$  
FSP=[YR=2024;ORIG=45,0] E12 N10 W12 S10 \$  
FOP=[YR=2024;ORIG=45,42] E5 S4 W5 N4 \$

75666 PONDSIDE LN, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/10/2026MLU